

SECTION 7.0

ISSUES FOUND NOT TO BE SIGNIFICANT

Section 15128 of the CEQA Guidelines requires that an EIR briefly describe any potential environmental effects that were determined not to be significant during the initial project scoping and, therefore, were not discussed in detail in the EIR. The following environmental issues have not been analyzed in the EIR and the reasons for not further environmental analysis are discussed.

Agricultural Resources

According to FSEIR #01-01, a 1989 biological survey identified the majority of the former project site as agricultural land which had been regularly plowed. In addition, it was reported that the project area was continuously disked, and no crops had been planted on-site, at the time of the survey.

The proposed project site is 19.6 acres and has been graded to a flat building pad in accordance with approved grading permits. The City of Chula Vista's General Plan identifies the proposed project site as being planned for development. The site is not currently used for agricultural purposes, is not designated as significant agricultural land and is planned for development. The change in land use proposed for the site would not change these conditions. Therefore, no impacts to agricultural resources would result from the proposed SPA Plan.

Optional Construction Road: The optional offsite temporary construction road would be located on 0.5 acre of manufactured slope that has been landscaped with native vegetation. This optional project feature does not support agricultural activity.

Optional Pedestrian Trail: The optional pedestrian trail within the OTC property would be located on a natural slope located between the proposed project site and the OTC. The trail area includes 0.31 acre disturbed and developed area that is not used for nor is suitable for agricultural purposes, due to its size and location between uses. Therefore, implementation of these optional features would not result in impacts to agricultural resources.

Biological Resources

Following approval of FSEIR #01-01, which analyzed impacts to biological resources, the designated project area was graded, resulting in a building pad. This document assumes no further impacts to pre-existing biological resources within the project development site, and

notes that mitigation designated for impacts to vegetation within the project site has been fulfilled.

Optional Construction Road and Pedestrian Trail: This EIR addresses two optional features that were not previously analyzed in FSEIR #01-01 in *Section 5.9, Biological Resources*.

Cultural Resources

FSEIR #01-01 concluded that all cultural resources discovered in the Woods and Vistas communities did not meet the significance criteria under CEQA. Therefore, because the project site has already been graded, and significant cultural resources were not noted in FSEIR #01-01 and associated Technical Cultural Resource Report, impacts to cultural resources have been adequately analyzed in previous environmental reviews. FSEIR #01-01 also determined that significant cumulative impacts to cultural resources would not occur.

Optional Construction Road: The optional off-site construction road would be located on the existing manufactured slope abutting the southern edge of the proposed project site. This slope area was also disturbed during the initial 2002 rough grading work for the project site. As with the proposed project site, no resources meeting significance criteria under CEQA were discovered in this area during preparation of FSEIR #01-01. Therefore cultural resource impacts from this optional project feature are considered an effect found not significant.

Optional Pedestrian Trail: The optional pedestrian trail connection to the OTC trail would be located on land previously analyzed during OTC development (as discussed in EIR #89-09). This area of the OTC site did not contain cultural resources. Cultural resources are therefore included as an effect found not significant.

Hazards/Risk of Upset

A Phase 1 Environmental Site Assessment Report was prepared for the proposed project site on October 4, 2004 and was revised on June 20, 2005. The Phase 1 included a site reconnaissance-level site visit, a records review, and an interview. No evidence of hazardous wastes or substances were observed within the 19.6 acres. In addition, the records search did not identify the site as being listed on any of the databases in the Environmental Data Resources (EDR) report. In addition, an EDR report was prepared for properties within the site vicinity. This second EDR report did not identify any facilities that appear to represent a potential source of migration of hazardous substances. On October 4, 2004, an interview took place with Mr. Curt Smith of The EastLake Company who identified the site as being used for dry farming until 1989/1999. In 2002, the site was graded and fill soils were generated from the site. According

to the interview, there are no underground storage tanks or environmental issues associated with the project site. Therefore, impacts from existing hazardous waste or substances would not occur. However, the Phase 1 recommended that general observations should be made during any future site development for areas of possible contamination such as but not limited to the presence of underground facilities, buried debris, waste drums, tanks, stained soil or odorous soils. Should such materials be encountered, further investigation and analysis may be necessary at that time.

During the construction phase of the proposed project Best Management Practices would be applied to ensure that all hazardous materials are stored properly and that no hazards occur during this phase of the project. The proposed project would not involve the routine transport, use or disposal of hazardous material. There are no existing or planned schools located within a quarter mile or airports/private air strips located within two miles of the proposed project site. Therefore these hazards would not be subjected to these types of sensitive land uses.

Optional Construction Road: The optional off-site construction road would be located on the existing manufactured slope abutting the southern edge of the proposed project site. This slope area was disturbed during the initial 2002 rough grading work for the project site, therefore as with the proposed 19.6 acre site, general observations should be made during any future site development for areas of possible contamination such as but not limited to the presence of underground facilities, buried debris, waste drums, tanks, stained soil or odorous soils. As with the proposed 19.6 acre project site, should such materials be encountered, further investigation and analysis may be necessary at that time. It should be noted that hazards related to construction traffic crossing the existing pedestrian trail at the base of the existing manufactured slope and Wueste Road are addressed in *Section 5.5, Traffic and Circulation*.

Optional Pedestrian Trail: Analysis of the optional trail alignment was not included in the June 20, 2005 Phase I Environmental Site Assessment summarized above. However, construction of the proposed trail would entail scraping the top portion of the onsite soil to create a level walking path. This minimal amount of soil disturbance is not likely to unearth any buried hazards or contaminants, therefore the potential for exposure to hazards is considered extremely low and therefore included as an effect found not significant.

Mineral Resources

The State of California's Department of Conservation's Mineral Land Classification Map for aggregate resources designates the proposed project site as a mineral resource zone 3 (MRZ-3). MRZ-3 is identified as an area containing mineral deposits of which its significance cannot be evaluated from the available data.

In addition, the Draft EIR for the City of Chula Vista's Vision 2020 General Plan update identifies significant aggregate reserve areas mainly in the vicinity of Sweetwater and Otay River Valleys; which are located to the north and south of the project site. Since there are no known significant aggregate reserve areas within the project vicinity no impacts would occur.

Optional Construction Road and Pedestrian Trail: As described for the proposed project, the area is not considered to support important aggregate reserves such as present in the Sweetwater and Otay River Valleys. Since there are no known significant aggregate reserve areas within the project vicinity, no impacts would occur and this issue is therefore included as an effect found not significant.

Housing and Population

The project site does not currently support housing, therefore substantial numbers of existing housing would not be displaced. The proposed project would provide housing. The project site is adjacent to existing development and is surrounded by development to the north, south and west. Further, due to the approved development of the EastLake III community, existing infrastructure facilities are available at the site. Therefore, no significant infrastructure extensions will be required as part of the proposed project.

Optional Construction Road and Pedestrian Trail: As indicated for the proposed project, these two alignments do not support housing nor would they necessitate displacement of residents. Similar to the proposed project, no significant infrastructure extensions will be required to implement these optional components.